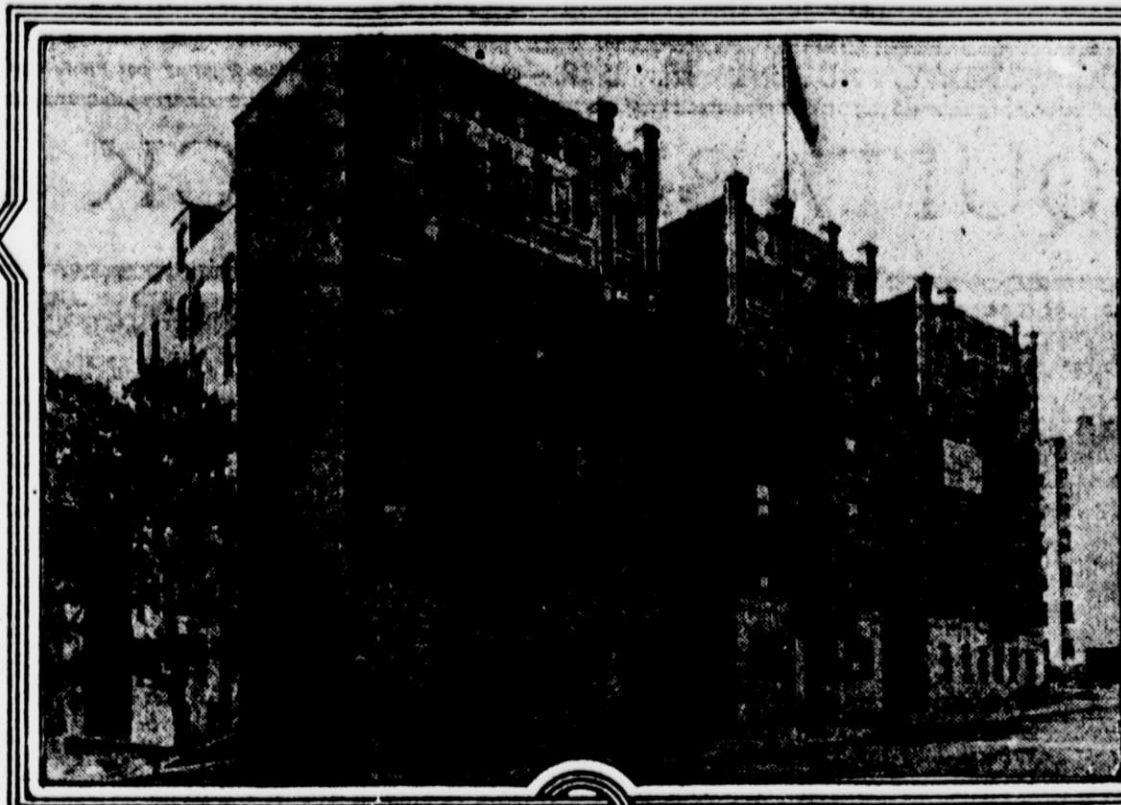


TYPES OF NEW WEST SIDE APARTMENT HOUSES



The Brixton 314 to 320 West 87th Street



The Royal Grand
Claremont Ave
124th to 125th Street



James Court, Morningside Drive & 121st Street

APARTMENTS THAT HELP SOLVE SERVANT PROBLEM

Agreeable Quarters in Modern Houses Attract High Class Help.

LIGHT, AIRY AND ROOMY

Recent Improvements Have Done Much to Lighten Household Work.

Not a little of the success of the modern apartment house in its competition with the private dwelling is due to the wise provision which many builders have made in the matter of servants' quarters. When an owner advertises these days that he has practically solved the servant problem his statement can almost be taken literally, for he really has done a great deal to make places attractive to help by providing for them large, light, comfortable, well equipped quarters, besides numerous improvements which reduce housework in apartments to a minimum.

One of the reasons formerly given by private house dwellers why the apartment had little attraction for them was that maids, cooks and waitresses would not go to live in the quarters provided for them in apartments. This reason was given quite as frequently as that about the lack of privacy in many family houses, and until a few years ago it was entirely reasonable, for in their efforts to give space and comfort where it would show most and bring the best rent builders overlooked the servant question to such an extent that employees in the family sometimes were forced to occupy rooms intended by the builder for the use of the tenant or his family. There is an old story still heard that early apartment dwellers had to cover over their bathtubs to provide sleeping places for servants. That may have been true years ago, but today it is a poor house which has not its specially provided servants' rooms with one bath at least.

Instead of skimping their houses in the matter of space for servants it would seem that some builders even have gone to the other extreme by providing quarters equal if not superior to those in many of the finest private dwellings. Certainly no housewife need fear her inability to keep servants because the space provided for them is not suitable. In the earlier days of apartment living the servant problem was one of the trying details. Maids who had been accustomed in private houses to having nicely furnished, light and airy rooms, probably with bath near by, and to a servants' hall and dining room, to the ability to see folks passing and to get a breath of fresh air maybe in the back yard looked with disdain on the cramped little rooms tucked away in some dark corner, usually behind the kitchen in an apartment house. The view across an airshaft to the back of some other apartment and the ability to communicate with other persons only through the length of the air shaft made no favorable impression on her. She would not take her meals from the kitchen tubs, nor would she work in a place where she could not see a little of the blue sky or green grass. The result was that Mrs. Housewife had to pay the highest wages for a poor grade of help, and even then she could not be certain that they would stay from one month to another.

Naturally such conditions could not go on forever. So strong was the objection to apartments, in which servants were poorly provided for that builders began to take counsel with their architects concerning the matter, and improvement began to show. But it is only within a comparatively few years that even in the finest and most expensive apartment space has been provided of such kind and in such quantity as to make apartment house positions alluring. Now all houses, according to the number of master's rooms, have a certain number of rooms designed specially for servants. In the smaller four and five room suites there may be only one such room, but in the apartments where fourteen to twenty rooms make the apartment from four to seven of these are provided specially for servants.

These rooms in the average high class apartment make almost another apartment of good grade themselves. The bedrooms generally are on the open street frontage or on a wide, light airy court, and in size and general finish as good as are to be found in moderate priced flats. The bathroom generally is equipped with a porcelain tub and

shower bath, and some of the builders of more expensive houses even have gone to the extent of providing foot tubs and needle baths. Needless to say that the average high class house where apartments are arranged for families requiring three or more servants has a servants' hall, a combined dining room and living room of good size and well equipped where household employees can pass their spare hours in comfort.

Nothing has been neglected either in the sanitary arrangements of these sections of apartments. In modern fireproof apartments rats, mice and vermin have no place, but as protection from careless servants, builders have provided rooms where such pests cannot exist. Servants' rooms instead of having papered walls are finished neatly with paint, usually stippled to give a more finished appearance. Floors in most cases are of a fireproof and waterproof material, and there are no wooden moldings nor baseboards to harbor vermin. Closets are provided in such rooms in liberal numbers.

Since planning of apartment houses has become somewhat of a science, the placing of servants' quarters is quite definite. Generally they are divided from the main portion of the suite by the kitchen, the servants' hall being immediately adjoining. In a good many of the modern houses, however, a new arrangement has been introduced. This is the placing of all servants' rooms for employees of all tenants on a floor by themselves, either the lower floor of the house or the topmost. In the new tenement house law, that is, the one passed this year, it is even provided that a penthouse may be erected on roof of a fireproof building for housing servants. This is a most agreeable arrangement, since it gives the maids the use of the roof for recreation.

While great strides have been made in the matter of servants' accommodations, there has been nothing omitted from modern apartments which has been suggested to builders as likely to make housework lighter. The gas range, hot water supply and the electric light are improvements handed down from the earliest houses, but since the arrival of modern apartments many more features have been added. Where there are many rugs and polished floors to be kept dustless the vacuum cleaner is held in the highest regard, but no less so is the sanitary garbage disposal, now found in practically all houses, by which refuse disappears permanently when placed in a receptacle provided. The modern refrigerating system is a boon to the household servant, for not only does it do away with the handling of ice cakes, but there is no stopped up drain pipe possible from it. Then too ice can be had at any time, frozen by the refrigerating plant.

In the modern apartment house wash room the servant finds ideal conditions. Back yard pulley lines have been out of order ever since builders took to covering the larger part of their lots with buildings. Even roof drying is coming into disuse fast. In the newer houses the soiled clothes are sent to the basement by the service elevator. There in the wash room are tubs for all tenants and near by a great drying room, where clothes can be dried in a few minutes. Somewhere around also is an ironing room, with ranges for heating irons, and probably a mangling iron for fine linens. Here certainly will be found all the mod-

ern fixtures and attachments by which electricity can be used for the ironing. No longer are orders given to tradesmen down dumbwaiter shafts; every house now has a tradesman's telephone connection from the basement to the various kitchens, and no more does the maid pull the dumbwaiter from the basement; that too is operated electrically by merely pressing a button. In fact, so far have builders gone in their efforts to make apartments agreeable to servants that they have actually reversed the former condition and made apartment places more desirable than those in most private dwellings.

APARTMENTS IN 86TH STREET.

Last West Side Residential Thoroughfare Being Invaded.

One of the next private house streets on the West Side that will be claimed for high class apartments is Eighty-sixth street. Until last year this street with the exception of corners was occupied by private houses. Builders looked with longing eyes at this thoroughfare, but it remained for Mayer & Mayer to take the first step toward transforming one of the last of the purely residential streets on the West Side.

On the property at 118 to 122 Messrs. Mayer have erected a twelve story elevator apartment house of the highest class. The house is laid out into twenty-five suites of from six to eight rooms each with three baths. The apartments contain every convenience that tends to relieve the drudgery of housekeeping.

Last December the D. Willis James estate house at 151 to 163 West Eighty-sixth street and 144 to 172 West Eighty-seventh street were taken in exchange by the Alliance Realty Company for the Nevada apartments at Broadway, Amsterdam avenue, Sixty-ninth and Seventieth streets. The Alliance company is now offering the West Side dwellings to builders, so that before long other apartment operations will be underway on West Eighty-sixth street.

NEW MIDTOWN LOFTS.

On the south side of Thirty-second street, 225 feet west of Fifth avenue is to be constructed a sixteen story office and loft building for the Midwest Realty Company, of which Henry Gillman is the president. It will have a frontage of 75 feet and a depth of 88.9 feet with an extension. It will be fireproof and according to the estimate of the architect, Schwartz and Gross, will cost \$550,000.

LEASE PARK AVENUE LOTS.
L. J. Greenberger has leased to the Muller & Hoff Company, contractors, twenty lots on the east side of Park avenue between 135th and 138th streets. The lease is for a term of five years. The owner of the property is the Nassau Investment Company.

LEASES 94TH ST. DWELLING.
Leroy Coventry has leased for a term of years the dwelling at 24 West Ninety-fourth street to E. Barkhausen.

BUYERS AT NEPONSET.
Summer visitors at Neponset, just beyond Rockaway Beach, are finding the place so attractive that many are buying lots on which to erect homes. During the past week B. H. D. Anderson purchased an unusually attractive residence to be erected on them and are now in the course of preparation. Four lots have been purchased by Alice M. Miller. A corps of expert tenacious builders have just completed the courts at the Neponset Club. These courts may now be classed among the finest in the State.

TAX ON AMUSEMENTS FAVORED.

Brokers Think Well of English Measure to Levy on Pleasures.

A bill to tax amusements which is now receiving the attention of English legislators has attracted considerable notice among realty men here. It has set them thinking, and it would be no surprise to see a bill of similar nature introduced before the New York lawmakers next fall. Real estate bears most of the taxes just now. If amusements were taxed a little, realty men think, the burden on real estate would be very much less. It would mean relief for every family in the city, as it is the rent payer and not the person who owns the house that really pays the bills run up by extravagant city officials.

The taxing of amusements would not be felt altogether by the pleasure seekers of New York. It has been estimated that more than 4,000,000 non-residents of the city seek amusement here every year. With such a tax a good part of the big sum levied each year on real estate would be met by these non-residents. John Prendegast of the uptown office of Frederick Fox & Co. thinks not only pleasures but noises and advertising signs should help pay the bills of the city.

"If noises were to be levied on how few ear splitting outbursts would be heard," said Mr. Prendegast. "The automobilist who loves to honk his horn to let people see him tearing up their roads would be less noisy if he had to pay for the annoyances he is responsible for. Factory whistles would grow fainter; so would the unearthly shrieks of the tugboats on the river and the clanging of the street cars would be heard less. Quite a little revenue would be returned from these every year. It would also bring about quite a saving in nerves."

"Street advertising signs have no more right to go untaxed than the big skyscrapers that line our thoroughfares. They occupy space and besides freeze themselves on the attention of pedestrians."

"Business follows, and therefore the reason why signs should be taxed. Most of the signs in New York infringe on the public's property. They extend out over the sidewalk and should be taken not only for the space they occupy, but for the space over which they have an influence. The same rule should apply to signs on the face of structures. These signs are all on city property, as one can be too sure that the building is as close to the building line as possible. In the white light district the revenue to buildings from advertising privileges is considerable every year. When the city taxes this property its advertising value is never considered."

COMMERCIAL LEASES.

The Dureau Company has leased 30,000 square feet for the United States Lithographing Company at 213 to 227 West Twenty-sixth street, to the Corrugated Paper Products Company for a term of years. The Rose and Brown Company has leased offices on the fourth floor of the Professional building, at 17 East Thirty-eighth street, for a term of years, to Dr. Louis Nash, and the third floor at 183 and 185 Amsterdam avenue, to the Liberty Radiator Company. Douglas L. Elliman & Co. leased with John J. Kavanaugh a store at 208 West 42nd street, corner Seventy-fourth street, from the plans to the Shemeld Farms, Slawson-Decker Company.

REGULATING BILLBOARDS.

English Authorities Make Agreement to Protect Their Locality.

After nearly two years of consultation the local authorities of the county of Middlesex, in England, and the various billposting companies have given out a formal agreement which is to remain in force "until determined by a year's previous notice in writing," says the Architectural Record. This agreement has some interesting suggestions for the United States. For it is satisfactory to both sides and is drawn up in mutual recognition of the fact that the various legal restrictions do not yield results that are satisfactory to either side.

Very briefly, its terms are as follows: The members of the various associations of billposters promise that before erecting a billboard they will give notice to the local council, in writing, of their intention, accompanying the notice with a plan showing the position of the billboard with regard to the street and nearest houses, and a statement as to its proposed height and the material of which it will be built. Criticisms or suggestions which may then be made by the local authorities are to receive "full consideration with a view to meeting the wishes of the council, if possible."

Any billboard or similar structure which is placed so near a street or public place that it might fall thereon shall be securely erected and maintained. Every billboard or similar structure shall carry in a conspicuous manner the name of the person using it and every one shall be maintained "in a neat and tidy condition and if any paper or other material affixed thereto for advertising purpose becomes detached, such paper or other material shall forthwith be removed and cleared away."

No billboard or similar structure shall be erected in front of the line of the front main line of the houses, if any, within thirty feet on either side of it; nor shall be "so placed as to disfigure the natural beauty of the landscape."

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NEWEST SKYSCRAPER FOR BROAD STREET

Will Be Twenty Stories High, and Will Cost \$3,000,000 to Build.

AN ABUNDANCE OF LIGHT

Twin Towers of Glazed Brick Will Make It Most Conspicuous Building Downtown.

The building planned by the Fifty Broad Street Company for the property at 46 and 50 Broad street, running through to New street, will be twenty stories, according to the plans that have been prepared by the architects, Willauer, Shope & Bready. It will cost \$3,000,000 and will embody many new features. As shown by the photograph the building will occupy a site of peculiar advantage in many respects. The change in the direction of Broad street, just south of Exchange place, places the twin towers of the new structure in a position apparently at the head of Broad street, a position commanding a view of Broad, Wall and Nassau streets. In other words, the accident of Broad street's angle places the new building at the head of what might be called the plaza of finance, with the Treasury Building standing opposite, while the Stock Exchange and the skyscrapers of the great financial institutions form the enclosing sides of the vista.

Underground the Fifty Broad Street Building is equally fortunate in its location. One of the arteries of the projected subway systems will pass south through Broad street. A station, as now planned, will reach from Wall street to Beaver street, placing the new skyscraper almost central between the street outlets. An exit and entrance from the building to the subway is now under discussion with the Public Service Commission.

The building will have two street courts similar to the scheme adopted in the modern apartment house. It will be a neighbor of the Johnston, Blair and Board-Exchange buildings and will by its plan contain the light value of three street corners. There are no inside courts and every office overlooks the street, getting an abundance of light. By means of bay windows on the Broad street court most of the offices in the building will have a direct view of Broad street. To intensify and reflect the light the side walls of the building will be of white matt glaze terra cotta and the base of stone, marble and granite.

On the street floor will be a large banking room. This will be lighted by six large skylights located at the base of the street courts. A special feature will be the arrangement of office space to meet the exact needs and requirements of tenants. The service entrance to the building will be located on New street.

A broad marble lined arcade will extend from Broad street through to New street, giving almost direct access to the present subway through a Broadway building. The elevators will run at the rate of 600 feet a minute. The building will be erected on caisson foundations carried to rock.

Windows will be grouped in twos and threes without masonry piers between. Three stairways, entirely enclosed in masonry walls and accessible at each floor through self-closing metal doors will insure safety to the occupants in case of fire. Plate glass will be used in all windows throughout and prism glass for inside doors and sash.

The site on which the building will be erected has an area of 14,160 square feet. It was purchased by the Fifty Broad Street Company from the Empire Realty Company through M. & L. Hess in conjunction with Leopold, Well and William A. White & Sons. The last named firm will have charge of the building. This firm has also secured a building and permanent loan for the company from the New York Life Insurance Company. The Tubes Realty and Terminal Company will erect the building.

TO SELL MADISON AVE DWELLING.
J. H. Mayers will offer for sale at auction on Tuesday at the Vesey street salesroom the southeast corner of Madison avenue and 120th street, known as 1832 Madison avenue, a three story and basement brick dwelling, on plot 1.9x 83. This sale is the outcome of foreclosure proceedings.

The 50 Broad Street Building

